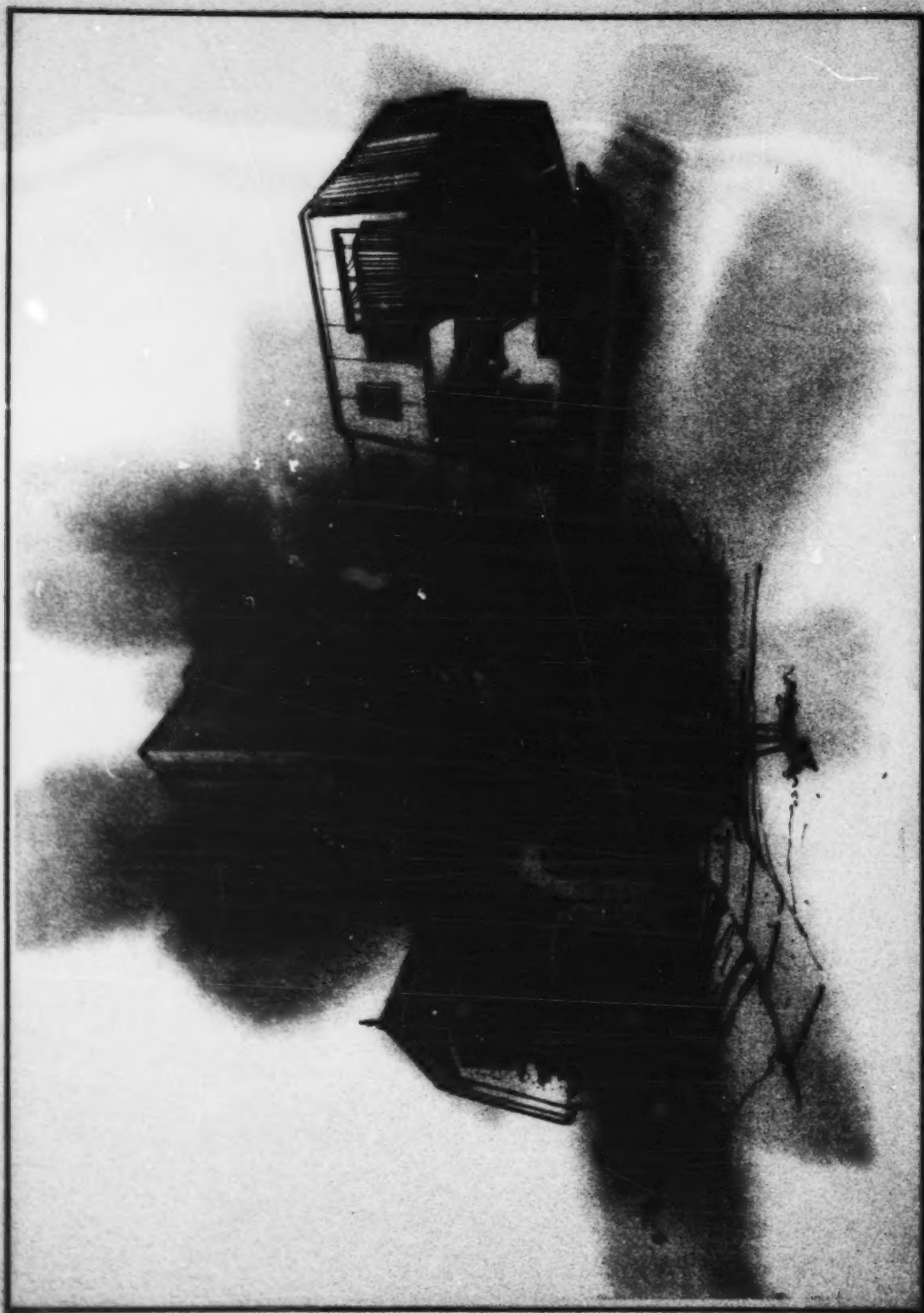




STATUS of RESIDENTIAL LAND

IN THE CITY OF EDMONTON

DECEMBER 31, 1985

STATUS of RESIDENTIAL LAND



THE CITY OF
Edmonton
PLANNING
AND BUILDING

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EXECUTIVE SUMMARY

The Status of Residential Land report 1985 is an inventory of the vacant residential land in the area structure plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals.

More detailed information on development in each ASP is available from the Planning and Building Department, Corporate Forecasting Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1985.

1. Supply of Serviced Lots

There is now vacant, serviced residential land with a capacity of 27,582 potential dwelling units (pdu) in the ASP areas of the city, down approximately 3% (28,447) from 1984 (Table 1) and 6% (29,255) from the 1983 level.

Included in this figure is servicing of 698 potential dwelling units in 1985 (Table 5-4) and actual 1985 absorption of 1,572 potential dwelling units as measured by building permit approvals (Table 5-6).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	6,939	6,278	5,545
Row Housing	7,564	7,417	7,285
Apartments	14,752	14,752	14,752
TOTAL	29,255	28,447	27,582

Mill Woods has the largest total of vacant serviced single family potential dwelling units with 38% (2,095) followed by West Jasper Place at 18% (1,004) and Riverbend at 10% (535). Mill Woods also has the largest amount of vacant serviced land for both row units at 37% (2,677) of the total and apartment units at 44% (8,202). (Table 5-3).

2. Building Permit Activity

Building permits in 1985 in ASP areas were up 32% (1,572) over the 1984 (1,191) total. Building permit approvals for single family units in ASP areas were up 35% in 1985 compared to 1984 to a total of 1,482 units (Table 2). There were 90 row housing permit approvals in 1985, but no apartment permits for the third consecutive year.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	1,995	1,098	1,482
Row Housing	350	93	90
Apartments	-	-	-
TOTAL	2,345	1,191	1,572

West Jasper Place was the most active area in 1985, capturing 34% or 535 building permits issued. Riverbend had the second largest number of building permits issued with 15% (240) followed by Kaskitayo with 14% (220), Castle Downs with 13% (204) and Lake District with 13% (198).

3. Subdivision Registrations

Subdivision registrations in the ASP areas produced 632 new lots in 1985. This number is 2½ times more activity than the 1984 total. (Table 3).

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	527	241	632
Row Housing	349	-	-
Apartment	193	-	-
TOTAL	1,069	241	632

Riverbend had 44% (276 pdu) of all the new subdivision registrations in 1985, followed by West Jasper Place with 27% (172 pdu), Kaskitayo with 13% (80 pdu), Castle Downs with 10% (65 pdu), and the Lake District had 6% (39 pdu).

4. Servicing Activity

Servicing in the ASP areas was up 112% (698 pdu) from the depressed 1984 levels but down 23% (907 pdu) from 1983. In 1985, land with a development potential of 698 single family lots was serviced (Table 4). No multi-family lots were serviced.

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	494	329	698
Row Housing	321	-	-
Apartment	92	-	-
TOTAL	907	329	698

Riverbend received 41% (284 pdu) of the servicing activity in 1985 followed by West Jasper Place with 25% (172 pdu), Kaskitayo with 11% (80 pdu) and the remainder divided among the other ASP areas.

5. Raw Land Supply

There are now about 4,300 hectares of raw land designated for residential uses in the ASP areas (Table 5).

The raw land total increased about 1% in 1985. This reflects the addition of 87 hectares in The Grange ASP area and the subdivision of a total of about 58 hectares in five of the ASP areas.

Table 5
Raw Land Supply
(Measured in Hectares)

	1983	1984	1985
ASP Areas Total	3,870	4,293	4,328

6. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owns 1,547 vacant, serviced, single family lots and land with a development potential of 7,358 multi-family units in the ASP areas. Most of this land is located in Mill Woods (Table 6). The lot supply declined, reflecting city land sales and changes to the City data base.

Table 6
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	1,835	1,723	1,547
Multi-Family	8,185	8,160	7,358
TOTAL	10,020	9,883	8,905

Servicing Program for City Owned Residential Land

The City serviced only 8 single family lots in 1985 (Table 7).

Table 7
Servicing of City Owned Land
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	12	No	8
Multi-Family	-	Activity	-
TOTAL	12		8

The figures reflect the City's policy not to service additional lands until its inventory is reduced.

Sales of City Owned Residential Land

Serviced land with a potential of 221 dwelling units (including 187 single family lots) was sold by the City in 1985. About 37% of this land was in Mill Woods (Table 8).

Table 8
Sales of City Owned Land
(Measured in Potential Dwelling Units)

	1983	1984	1985
Single Family	116	112	187
Multi-Family	344	25	34
TOTAL	460	137	221

Supply of City Owned Raw Land

The City owns 369.9 hectares of raw land designated for residential uses, down 17.5% from 1984.

7.

Redistrictings

The intensity with which residential land is developed is of immediate concern to the Corporation because municipal services are designed to accommodate a specific number of people.

Of particular concern is the possibility that a significant number of redistrictings to less intense residential uses or to other non-residential uses may be increasing as landowners seek to convert multi-family tracts to more easily marketed, less intense residential uses.

There were 334 single family (RF1) pdu created as a result of redistrictings in 1985. Changes occurred from agricultural land converted to residential or small lots converted to larger residential lots such as RPL single family or Row (RF5) to RF1. There were 192 pdu created when agricultural (AGU) land was converted to residential RF1 properties and 167 RF5 pdu lost when converted to 59 RF1 pdu. There was also the creation of 10 RF1 pdu from 29 RF4 pdu and 73 RF1 pdu created from 101 RPL pdu.

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Building Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the area structure plan or ASP areas, see Map 1) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

NOTE: More detailed information on development in each ASP area is available from the Planning and Building Department, Corporate Forecasting Group 425-3572.

1.2 Report Organization

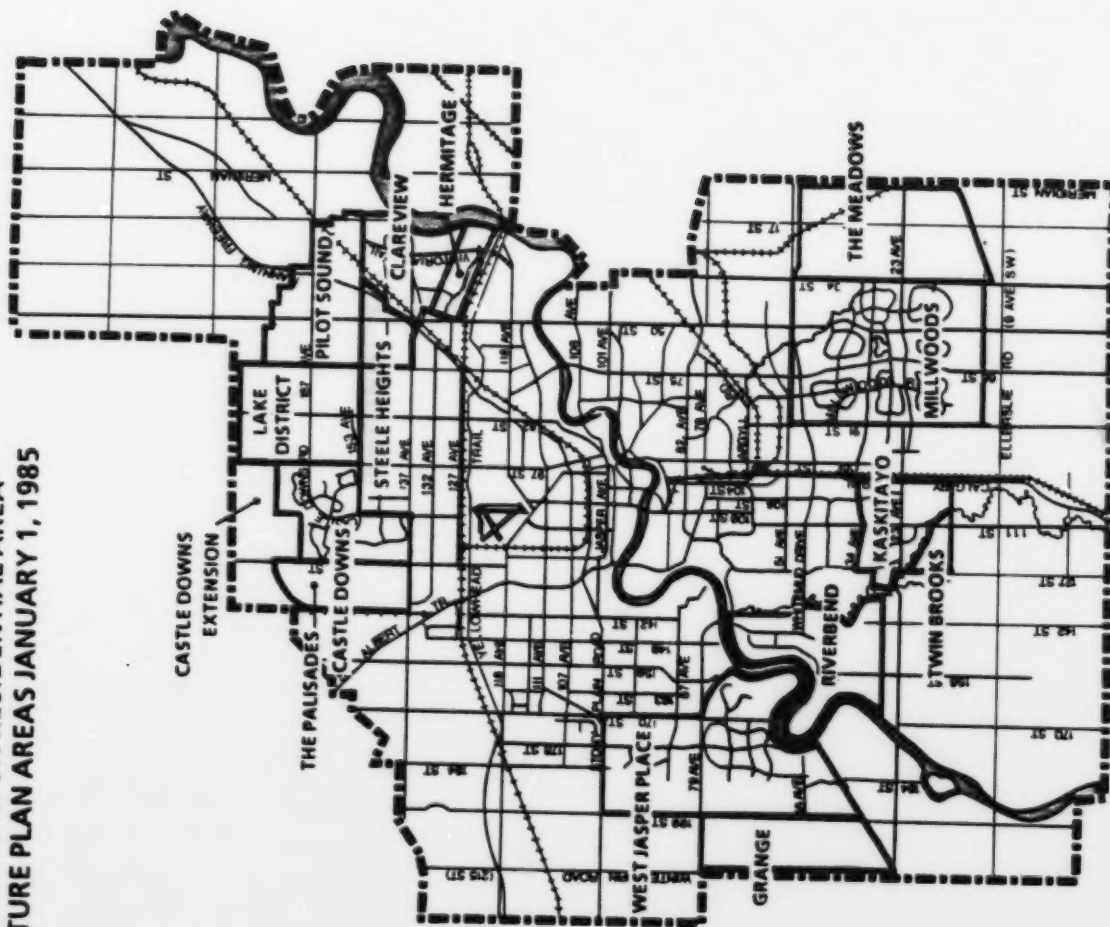
Lot totals are aggregated on a neighbourhood and then presented on an ASP area basis. For example, totals, for both Burnewood (the neighbourhood), are calculated, but only the complete tally for Mill Woods (the ASP area) is presented in the report. Detailed information by neighbourhood is available as noted in Section 1.1.

Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

Subdivided land means that the land in question has not only received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purposes of this report it does not exist. The definition of serviced land in the report is also the strict legal definition used in the courts in Alberta. It is, essentially, that a single family lot is considered serviced when the servicing extensions are in place and a multi-family lot when the trunk passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the previous page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row housing can be developed at 42 units per hectare and apartment housing at an average of about 125 units per hectare (although certain districts permit up to 325 units per hectare).

CITY OF EDMONTON RESIDENTIAL AREA
STRUCTURE PLAN AREAS JANUARY 1, 1985



1.3 Note on Inventory

The present lot inventory can be calculated by subtracting either housing starts or building permits from the serviced lot inventory. Each method has its advantages and its drawbacks. Since a lot is effectively removed from the inventory once the building permit is issued, the Planning and Building Department uses building permits as the measure.

In growth times, the advantage to this method is that the inventory is not only up-to-date but it also anticipates development; in slow growth times, there is the possibility that some building permits might be issued to builders who are unable to exercise them. This has happened in the past and minor revisions to the tables of inventory have been necessary from time-to-time. Several hundred building permits which fall into this category were issued over the past two to three years. This year (and last), the files were revised using a combination of air photo reconnaissance, site inspection and reviewing the City's assessment rolls to ascertain if a lot was actually vacant and had no current building permit outstanding.

This double checking has not been done every year because until comparatively recently, once a building permit was issued, construction could, with a high degree of certainty, have been assumed to follow immediately.

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from City departments and Canada Mortgage and Housing Corporation (CMHC). City data are the products of administrative data collection procedures of municipal departments. CMHC data are produced as part of an ongoing housing research program.

Data from different sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

CMHC is the source of statistics on housing starts and completions.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The civic census through the City Clerk's Office, is the source of statistics on population.

The Bylaw Enforcement Section of the Planning and Building Department is the source of all statistics on building permits issued.

The Real Estate and Supply Services Department is the source of statistics on all City-owned residential land.

The Planning and Building Department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Planning and Building Department.

2.2 Definitions

"Area structure plan areas" (ASP areas) include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (e.g., Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units as measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Bylaw Enforcement Branch. It is stressed that issuance of a building permit does not guarantee that the permit will be acted on. A small proportion of permits issued is allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the Land Use Bylaw as RF5 has a maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally, row housing is built on land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too,

that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Raw land" refers to land within an area structure plan area that is designated for residential development but for which there is not yet a registered plan of subdivision.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Land Development Section for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. POPULATION AND HOUSEHOLDS

3.1 Population Changes

Because no civic census was completed in 1984 and 1985, the population figures for 1984 and 1985 are estimates based on traffic district figures used by the Corporate Forecasting Group in their Fiscal Impact Model.

Table 3-1 shows that the City of Edmonton's population has increased by 1% from 564,000 in 1984 to an estimated 570,000 in 1985.

In comparison, the built-up area of the city, which comprises 65% of the total population decreased by 1%, while in the ASP areas, which comprise 35% of the total, population increased by 5%.

The ASP areas with the largest population increases were Mill Woods by 2,721 persons, West Jasper Place by 2,533 persons, Castle Downs by 1,293 persons while the other ASP areas increased by less than 1,000 persons each.

The Lake District/Pilot Sound ASP had the largest growth rate of any area with a 12.4% increase in total population followed by Riverbend with a 7.7% increase and West Jasper Place with a 6.9% increase. All other areas had less than a 5% growth rate.

TABLE 3-1
Population of the City of Edmonton by Area Structure Plan Areas
and the Built-Up Area of the City
1978-1985

	1978	1979	1980	1981	1982	1983	1984	1985
Area Structure Plan Areas								
Castle Downs/The Palisades	11,757	15,725	18,444	22,030	25,152	27,390	28,480	29,773
Clareview/Hermitage	9,003	12,135	16,316	19,609	22,972	25,280	26,093	26,834
Kaskitayo's (part)/Twin Brooks	5,812	5,418	11,387	14,642	16,953	17,167	17,619	18,100
Lake District/Pilot Sound	214	187	273	282	553	1,430	2,273	2,555
Mill Woods/The Meadows	21,309	28,872	37,018	43,990	53,013	58,570	59,740	62,401
Riverbend	5,783	5,857	6,060	6,608	7,373	8,040	8,948	9,601
Steele Heights (n. part)	4,894	5,051	5,115	5,207	5,911	9,701	9,750	10,104
West Jasper Place	16,921	21,482	24,501	27,027	31,600	34,520	36,303	38,836
Grange								
Area Structure Plan Population	74,833	96,726	119,954	139,453	167,538	182,308	189,004	199,312
Built-Up Area of City Population	483,233	382,824	305,819	381,752	383,776	377,777	375,455	371,853
City of Edmonton Total Population	678,066	481,350	505,773	521,205	551,314	560,085	564,459	570,165

SOURCE: 1978-83 City of Edmonton Civic Census
1984 and 1985 City of Edmonton Planning and Building Department Estimates

NOTE: Kaskitayo totals given here do not include mature suburbs of Greenfield, Duggan.

3.2 Household Development

Although the stimulus may come from a number of different sources, demand in the medium (3 years) to longer term (5 years) for new housing is sustained by the formation of new households.

The total number of households in the City of Edmonton has increased 1.8% from 1983 (207,735) to 1985 (211,423). In comparison, 1984 increased .8% over 1983 and 1985 increased .9% over 1984 (Table 3-2).

The average household size in Edmonton has remained the same from 1983 to 1985 at approximately 2.7 persons.

Table 3-2
Total Households in Edmonton
1983 - 1985

	<u>Total Households</u>	<u>Average Household Size</u>
1983	207,735	2.69
1984	209,520	2.69
1985	211,423	2.69

4. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

4.1 Total Housing Stock

There are today about 227,000 dwelling units in the City (Table 4-1). The housing stock has increased by 1% since 1984 (225,000) and 2% since the 1983 total (223,402).

Housing starts were 1,970 units in 1985 compared to 1,877 in 1984, up by 5% this year. Demolitions remained the same at around 115 units lost each year in the built-up area.

The built-up area had 68% (154,253) of the total housing stock in 1985 compared to the ASP areas with 32% (72,765). The built-up area has decreased in housing stock by 37 units in 1985 compared to 1984 and 111 units since 1983, while the ASP areas have increased in housing number by 1,892 units since 1984 and 3,731 units since 1983.

TABLE 4 - 1

Residential Units in the City of Edmonton to December, 1985

	Built-Up Area	ASP Areas	City Total
1983 Total	154,327	69,075	223,402
1984 Starts	79	1,798	1,877
1984 Total	154,406	70,873	225,279
1984 Demolitions	116	-	116
Revised Total	154,290	70,873	225,163
1985 Starts	78	1,892	1,970
1985 Total	154,368	72,765	227,133
1985 Demolitions	115	-	115
Revised Total	154,253	72,765	227,018

Source: Property Assessment Files

* Demolitions are assumed to be only in Built-Up area.

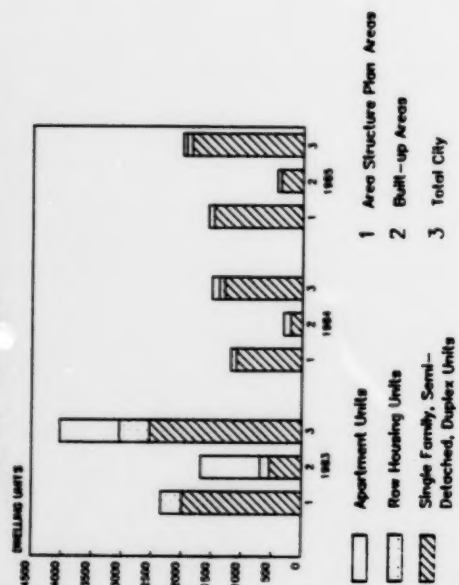
4.2 Mix of New Development

In 1985, there were 2,003 new dwelling units approved in Edmonton, up 23% from 1984 as measured by building permit approvals, (Figure 4-2). Over 92% of the approvals this year were for single family dwellings compared with 80% in 1984 and 62% in 1983. There were 91 permits reissued to single family lots previously counted in ASP areas and these have been excluded from the 1985 lot count in order to avoid double counting.

Single family approvals were up in 1985, city-wide, by 43% over 1984 as measured by building permit approvals, (Figure 4-2). Multi-family approvals were down 29% from 1984 as measured by building permit approvals, (Figure 4-2). This was due to only 60 apartment permits issued in 1985, while 1984 had 117 apartment building permits approved.

See also Section 5-6 and Table 5-6 for a discussion of the comparative rates of development in the ASP areas and the built up areas of the city.

FIGURE 4-1 MIX OF RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMITS IN AREA STRUCTURE PLAN AREAS, BUILT-UP AREAS AND THE CITY AS A WHOLE, 1983-1985

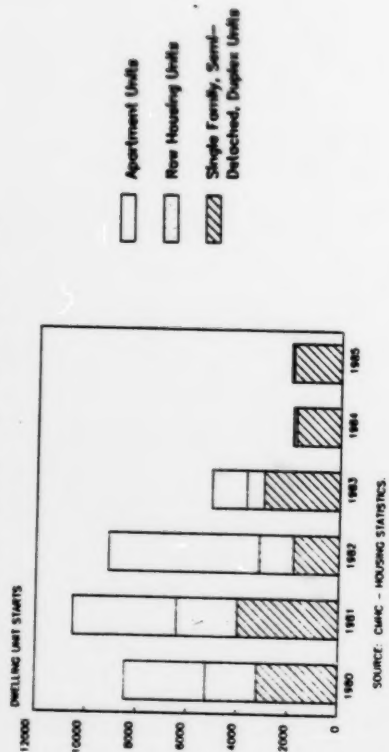


4.3 Housing Starts and Completions

There is a time lag between when a lot is removed from the serviced lot inventory and when the dwelling unit is ready for occupancy. That time lag may be a year or more. With extensions, a builder has about one year between the time he is issued a building permit and the time when construction is substantially underway. Even at that point, there may be further delays. Many multi-family units sat partially completed for a year or more during 1983, 1984 and 1985 while the builder re-assessed the economic viability of the project. This means that units which are recorded as completed in 1985 may have been issued with a building permit several years ago. The time factor partially accounts for the differences (Section 4-2) between the number of building permits issued and the actual number of housing starts.

Canada Mortgage and Housing Corporation reported that there were 1,970 total housing starts, but only 1,891 housing completions in 1985. They also reported that there were 1,890 single family starts but only 1,596 completions in 1984. Row housing had 21 pdu started in 1985, but had 85 pdu completed and apartments had 59 pdu started and 210 pdu completed, reflecting starts from previous years.

FIGURE 4-2 RESIDENTIAL DWELLING UNIT CONSTRUCTION STARTS IN THE CITY OF EDMONTON, 1980-1985



5. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

5.1 Supply of Unsubdivided (Raw) Land in Area Structure Plan Areas

For the purposes of this report, "raw land" is defined as unsubdivided land designated residential in an approved area structure plan (ASP) area. Districting (zoning) need not be in place nor need there be an approved neighbourhood structure plan. Once, however, an approved plan of subdivision is registered in that plan area, the amount of land covered by that plan of subdivision is subtracted from the raw land total for that area structure plan area. The definition also implies that these tracts be large and contiguous. Small parcels of unsubdivided land in relatively built up areas are not included in the raw land totals.

The raw land totals also include land that would be required for circulation, parks and recreation, fire and police facilities or environmental reserves. Net developable land is typically about 60% of the raw land or gross developable area (GDA) in a residential subdivision.

Raw land is located in every part of the city. In the north, north east there are more than 2,100 hectares; in the south, more than 1,300 hectares and in the south west, about 700 hectares. Moreover, there are many undeveloped parcels of less than one or two hectares scattered in the outlying areas of the city which are not counted in this inventory.

At the present time, with over 4,300 hectares in the inventory, (Table 5-1) there would appear to be sufficient land to satisfy almost any foreseeable demand for raw land in Edmonton for at least the remainder of this decade. The raw land total increased in 1985 reflecting the approval of part of The Grange ASP.

T A B L E 5 - 1

Supply of Raw Land in Area Structure Plan Areas
in December 1984 to 1985

Area Structure Plan Areas	1984 Hectares	1985 Hectares	Subdivided in 1985
Castle Downs	-	-	6
Castle Downs Extension	345	345	-
Clareview, Hermitage, Steele Heights	145	145	-
Kaskitayo	11	3	7
Lake District	765	761	4
The Meadows	1,085	1,085	-
Mill Woods	62	62	-
The Palisades	439	439	-
Pilot Sound	550	550	-
Riverbend	454	429	25
Twin Brooks	194	194	-
West Jasper Place	243	227	16
Grange		87	
ASP AREAS TOTAL	4,293	4,328	58

SOURCE: City of Edmonton Planning and Building Department

5.2 Residential Subdivision Plan Registrations

Subdivision registration activity was up in 1985 (632 pdu) compared to 1984 (241 pdu), but, this activity is still 41% less than the residential subdivision plan registration activity for 1983 (1,069 pdu).

The Riverbend ASP had 44% (276 pdu) of all the new subdivisions registered in 1985, followed by West Jasper Place with 27% (172 pdu), Kaskitayo with 13% (80 pdu), Castle Downs with 10% (65 pdu) and the Lake District with 6% (39 pdu).

The majority of registration activity occurred in Riverbend's Ogilvie Ridge with 181 pdu created followed by Rhatigan Ridge with 88 pdu created.

Subdivision activity in West Jasper Place was concentrated in Lessard, specifically the neighbourhood of Dechene with 93 pdu created and Oleskiw had a total of 79 pdu created.

Finally, Kaskitayo's Yellowbird subdivision had 70 pdu lots created in Bears paw.

FIGURE 5-1 ANNUAL RESIDENTIAL SUBDIVISION PLAN
REGISTRATION ACTIVITY IN AREA STRUCTURE
PLAN AREAS, 1982-1985

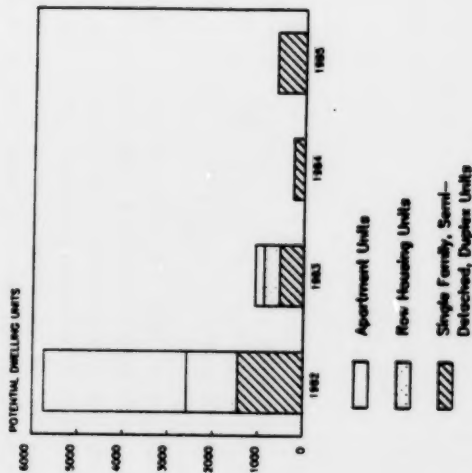


TABLE 5-2

**Annual Residential Subdivision Plan Registration Activity
in Area Structure Plan Areas 1983-1985
(Measured in Potential Dwelling Units)**

	1983				1984				1985			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	24	96	92	212	-	-	-	-	65	-	-	65
Castle Downs Extension	-	-	-	-	100	-	-	100	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	-	-	-	-	-	-	-	-
Kaskitayo	73	97	101	271	-	-	-	-	80	-	-	80
Lake District	221	115	-	336	2	-	-	2	39	-	-	39
The Meadows	34	6	-	40	98	-	-	98	-	-	-	-
Mill Woods	-	-	-	-	-	-	-	-	-	-	-	-
The Palisades	-	-	-	-	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	-	-	-	-	28	-	-	28	276	-	-	276
Twin Brooks	-	-	-	-	-	-	-	-	-	-	-	-
West Jasper Place Grange	173	41	-	214	13	-	-	13	172	-	-	172
ASP AREAS TOTAL	525	355	193	1,073	241	-	-	241	632	-	-	632

SOURCE: City of Edmonton Transportation Department

5.3 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in section 5.5, applies here, as well.

FIGURE 5-2 YEAR END SUPPLY OF VACANT RESIDENTIAL LAND (SERVICED AND UNSERVICED) IN AREA STRUCTURE PLAN AREAS, 1982-1985

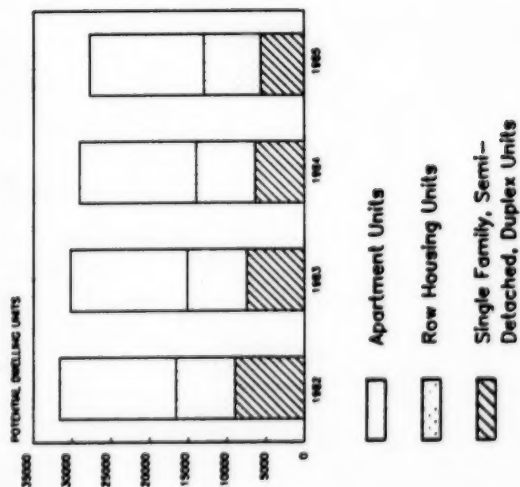


TABLE 5 - 3

Year End Supply of Vacant Subdivided Residential Land
in Area Structure Plan Areas in 1983 - 1985
(Measured in Potential Dwelling Units)

	1983				1984				1985			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	388	793	651	1,832	498	770	651	1,919	410	71	651	1,775
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	393	2,026	1,041	3,460	492	2,026	1,041	3,559	462	2,026	1,041	3,529
Kaskiteyo	646	794	2,474	3,914	604	794	2,474	3,872	407	665	2,373	3,445
Lake District	718	186	-	904	606	186	-	792	556	186	-	742
The Meadows	34	6	-	40	117	-	-	117	153	-	-	153
Mill Woods	2,303	2,771	8,407	13,481	2,218	2,729	8,407	13,354	2,095	2,677	8,202	12,974
The Pallsades	-	-	-	-	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	737	306	-	1,043	610	306	-	916	535	304	-	839
Twin Brooks	-	-	-	-	-	-	-	-	-	-	-	-
West Jasper Place Grange	1,666	785	2,485	4,936	1,236	757	2,485	4,478	1,023	757	2,485	4,265
ASP AREAS TOTAL	6,885	7,667	15,058	29,610	6,381	7,568	15,058	29,007	5,641	7,329	14,752	27,722

SOURCE: City of Edmonton Planning and Building Department

5.4 Residential Land Servicing

This section discusses 1985 servicing and how this activity relates to newly registered subdivisions and also provides a five year analysis on the changing servicing activity distribution from 1981 to 1985.

1985 Servicing Activity

Total servicing activity for 1985 was 698 pdu, more than twice the amount completed in 1984 (329 pdu). All of the 1985 activity was concentrated in single family lots with no servicing in multi-family lots.

The largest number of lots serviced was in Riverbend with 284 pdu or 41% of the total activity. West Jasper Place had the second largest total with 172 pdu serviced or 25%, followed by Kaskitayo with 80 pdu or 11%, Castle Downs with 65 pdu or 9%, The Meadows with 58 pdu or 8% and the Lake District with 39 pdu or 6%.

Servicing and Development Activity

Table 5-4 shows that almost all servicing activity occurred in those ASP areas that had newly registered subdivisions in 1985 (Table 5-2). An analysis of the development process from registration of a subdivision to servicing and then to building permit approval shows that many subdivisions registered and serviced in 1985 also had a substantial number of building permits approved in their first year of marketing.

Examples are found in West Jasper Place's Lessard subdivision where a plan of subdivision was registered in 1985 and had 93 RP1 pdu serviced. During this year 44 building permits or 47% of these lots were also developed. Oleskiw was another subdivision in West Jasper Place where 48 RP1 pdu were registered and serviced, while 16 building permits were issued (33%). Ogilvie Ridge in Riverbend also had examples where development

followed in a similar pattern. One subdivision had 59 pdu registered and serviced in 1985 and had 32 building permits approved or 54%. Finally, the Lake District's Lago Lindo had a new subdivision registered and serviced with 39 RP1 pdu and 15 building permits were issued or 39% of the available land was developed in the first year.

These developments indicate that servicing activity is occurring in those areas of the City that have the greatest demand in today's housing market.

FIGURE 5-3 ANNUAL RESIDENTIAL LAND SERVICING IN AREA STRUCTURE PLAN AREAS, 1982-1985

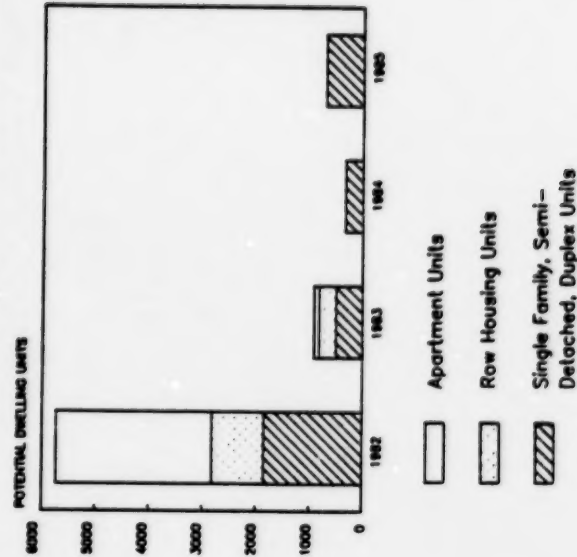


TABLE 5 - 4

**Annual Residential Servicing Activity
In Area Structure Plan Areas 1983-1985
(Measured in Potential Dwelling Units)**

	1983				1984				1985			
	Single, Duplex Units	Row Units	Apart. Units	Total Units	Single, Duplex Units	Row Units	Apart. Units	Total Units	Single, Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	24	96	92	212	100	-	-	100	65	-	-	65
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	-	-	-	-	-	-	-	-
Kaskitayo	-	-	-	-	-	-	-	-	80	-	-	80
Lake District	221	115	-	336	56	-	-	56	39	-	-	39
The Meadows	-	-	-	-	132	-	-	132	58	-	-	58
Mill Woods	-	-	-	-	-	-	-	-	-	-	-	-
The Palisades	-	-	-	-	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	-	-	-	-	28	-	-	28	284	-	-	284
Twin Brooks	-	-	-	-	-	-	-	-	-	-	-	-
West Jasper Place Grange	249	110	-	359	13	-	-	13	172	-	-	172
ASP AREAS TOTAL	494	321	92	907	329	-	-	329	698	-	-	698

SOURCE: City of Edmonton Transportation Department

Servicing Distribution, 1981-1985

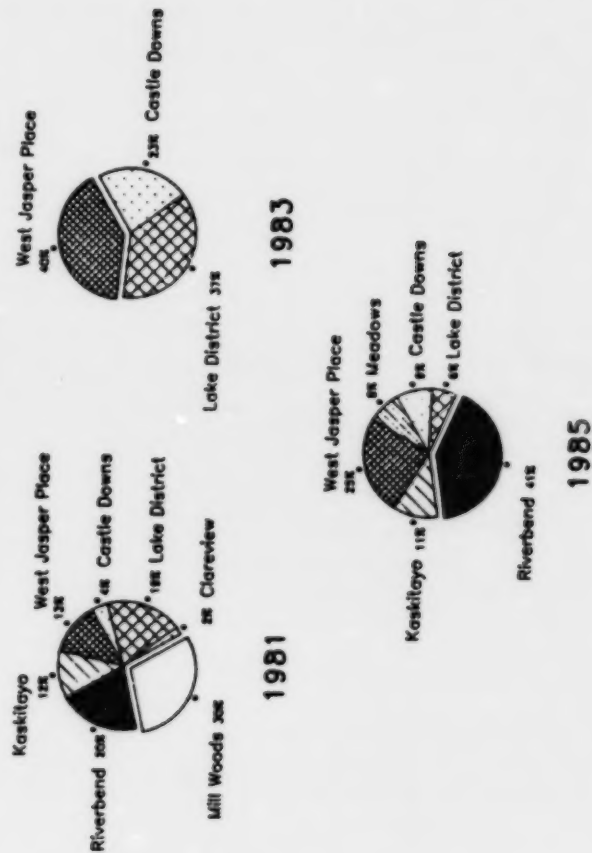
Following the higher levels of building permit activity in the west and southwest ASP areas, residential servicing activity has shifted in relative terms to these areas over the 1981-1985 period (Figure 5-4).

In 1981, total servicing activity was 5,586 pdu. Mill Woods experienced the largest amount of servicing activity receiving 30% or 1,691 pdu serviced of the total. The second largest total was completed in Riverbend with 20% (1,145 pdu) and then Lake District with 19% (1,047 pdu). West Jasper Place had 13% (729 pdu) serviced and Kaskitoyo 12%, (658 pdu).

By 1983, servicing levels were reduced to 907 pdu. This was six times less activity than in 1981. The 1983 activity was concentrated in West Jasper Place with 40% (359 pdu) followed by Lake District 37% (336 pdu) and Castle Downs with 23% (212 pdu).

By 1985, servicing activity, as mentioned earlier was 698 pdu, a drop of 23% or 209 pdu since 1983. Land servicing activity was concentrated in Riverbend receiving 41% (284 pdu), followed by West Jasper Place with 25% (172 pdu). This activity was a direct result of increased building permit activity in these ASP areas. Other servicing permit activity accounted for 34% (242 pdu) of the 1985 total. (Table 5-4).

FIGURE 5-4 ANNUAL RESIDENTIAL LAND SERVICING IN
AREA STRUCTURE PLAN AREAS, 1981, 1983, 1985



5.5 Supply of Vacant Serviced Residential Land

As of December 31, 1985 the City of Edmonton has a total of 27,582 vacant serviced residential potential dwelling units. This is a decrease of 3% in the residential lot supply from the 1984 total (28,447 pdu). The 1985 total is comprised of 14,752 potential apartment units or 54% of the total lot supply. Potential row units comprise 26% (7,285 pdu) and potential single family units comprise 20% (5,545 pdu). The supply of potential apartment units is unchanged since last year due to a lack of development activity, while potential row units have decreased in number by 3% and potential single family units have decreased by 12% since 1984.

The ASP with the largest number of vacant serviced potential dwelling units is Mill Woods with 47% (12,976 pdu) of the total city supply followed by West Jasper Place with 15% (4,246 pdu), Clareview, Hermitage, Steele Heights with 13% (3,529 pdu), Kaskitayo with 12% (3,445 pdu) and Castle Downs with 6% (1,775 pdu). All other ASP areas had less than 1,000 pdu each, ranging from a 3% to a .5% share (Table 5-5).

Mill Woods has the largest number of potential apartment units with 8,202 pdu or a 56% share of the apartment potential dwelling unit total. West Jasper Place had the second largest vacant total with 2,485 potential apartment units or 17% of the potential apartment unit total and Kaskitayo has 2,373 potential apartment units or 16%. All other ASP areas were considerably less in number.

Mill Woods also has the largest percentage of vacant serviced subdivided potential row units with 38% (2,677 pdu) followed by Clareview, Hermitage and Steele Heights with 28% (2,026 pdu), West Jasper Place and Castle Downs each with 10% (757 and 714 pdu, respectively), Kaskitayo with 9% (665 pdu), Riverbend with 4.2% (304 pdu) and the Lake District has a 2% share or 142 pdu.

When describing the share of vacant potential serviced single family units, Mill Woods once again has the largest share with 38% (2,095 pdu) followed by West Jasper Place with 18% (1,004 pdu), Riverbend with 9.6% (535 pdu) and the Lake District with 8.6% (479 pdu). All other ASP areas have around 7 or 8% each of the remaining vacant serviced subdivided lots except The Meadows which has 3% (153 pdu) and the Grange which has no vacant serviced subdivided lots to date.

FIGURE 5-5 YEAR-END SUPPLY OF VACANT SERVICED RESIDENTIAL IN AREA STRUCTURE PLAN AREAS, DECEMBER 1982-1985

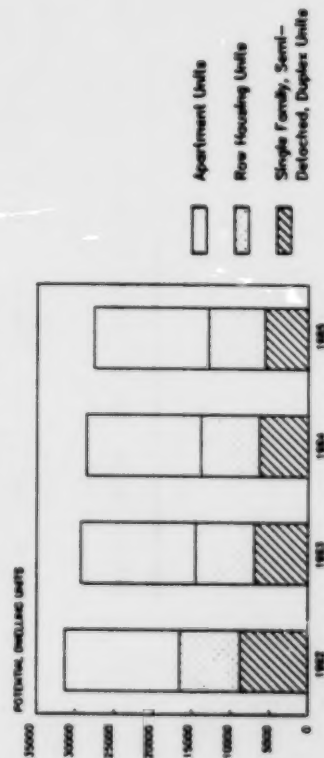


TABLE 5-5

Year End Supply of Vacant Serviced Residential Land
In Area Structure Plan Areas in 1985
(Measured in Potential Dwelling Units)

	1983				1984				1985			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	465	783	651	1,900	463	770	651	1,884	410	714	651	1,775
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	519	2,026	1,041	3,586	492	2,026	1,041	3,559	402	2,026	1,041	3,529
Kashitayo	733	697	2,373	3,803	548	697	2,373	3,618	407	665	2,373	3,445
Lake District	718	186	-	904	606	186	-	792	479	142	-	621
The Meadows	-	-	-	-	117	-	-	117	153	-	-	153
Mill Woods	2,297	2,771	8,202	13,270	2,215	2,729	8,202	13,146	2,095	2,677	8,202	12,974
The Palladians	-	-	-	-	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverhead	737	368	-	1,043	610	306	-	916	535	304	-	839
Twin Brooks	-	-	-	-	-	-	-	-	-	-	-	-
West Jasper Place Grease	1,647	785	2,486	4,917	1,227	757	2,485	4,469	1,004	757	2,485	4,246
ASP AREAS TOTAL	7,116	7,564	14,752	29,432	6,278	7,471	14,752	28,501	5,545	7,265	14,752	27,562

SOURCE: City of Edmonton Planning and Building Department

5.6 Residential Building Permits

This section discusses 1985 building permit activity for the entire city, built-up area and the ASP areas, as well as describing a five year analysis from 1981 to 1985 on building permit distribution in ASP areas.

City-Wide Activity

Residential building permit approvals in the City of Edmonton in 1985 were up 33% (2,003 permits) overall from 1984 totals (1,505 permits). ASP areas comprise 78% (1,572 permits) of the total permits issued and the built-up area comprise 22% (431 permits). ASP areas show an increase of 32% over 1984 and the built-up area increased 37% over the 1984 building permits issued to this area.

Overall, single family permits comprise 92% (1,852 permits) of the total permits issued in the City. Single family permits in ASP areas make up 74% (1,482 permits) of the total permits issued to the city (2,003), and 18% (370 permits) in the built-up area. Row permits comprise 4.5% (90 permits) in ASP areas and nothing in the built-up area, while apartments make up 3% (60 permits) in the built-up area and nothing in ASP areas. (Table 5-6).

ASP Building Permit Activity

In 1985, West Jasper Place captured the largest number of building permits issued to any ASP area with 36% (535 permits) of the overall single family permits issued to ASP areas in 1985, (1,482). This amount is 41% higher than the 1984 total and is only 20% lower than the 1983 total, (670 permits). Riverbend had the second largest number of building permits issued in 1985 capturing 16% (238 single family permits), showing an increase of 69% in single family building permit activity over 1984, (141 permits).

FIGURE 5-6 RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMIT IN AREA STRUCTURE PLAN AREAS AND BUILT-UP AREAS OF EDMONTON 1983-1985

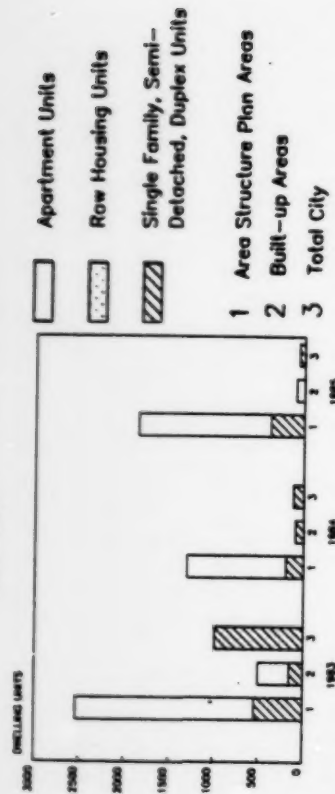
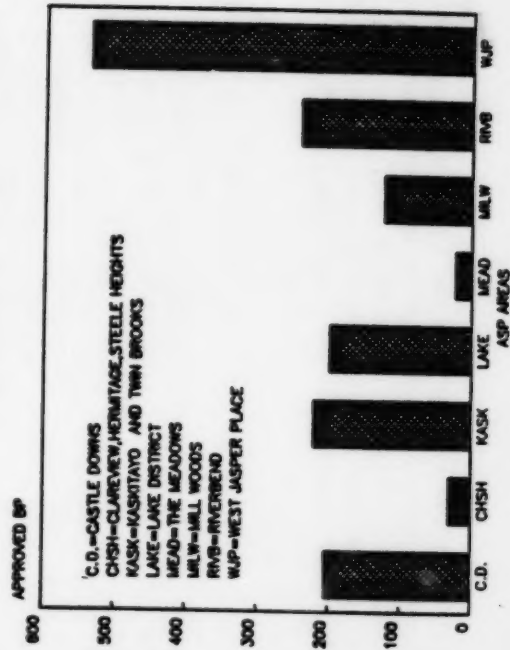


FIGURE 5-7 BUILDING PERMITS ISSUED IN ASP AREAS, 1985



The Lake District ASP was third for the year capturing 13% (198 single family permits), while Kaskitayo was close behind capturing 13% (188 permits) and Castle Downs had 10% (148 permits) of the total number of single family building permits issued in ASP areas in 1985.

Multi-family row units were issued to Castle Downs (56 units), Kaskitayo (32 units) and Riverbend (2 units). There were no apartment unit permits issued to ASP areas in 1985.

The leading ten neighbourhoods in 1985 for single family building permit activity are listed below:

Neighbourhood	ASP	*B.P. Issued	% of ASP B.P. Total
1. Aldergrove	W.J.P.	146	9.8%
2. Dechene	W.J.P.	116	7.8%
3. Lago Lindo	Lake District	109	7.4%
4. Ramsey Heights	Riverbend	94	6.3%
5. Lymburn	W.J.P.	90	6.1%
6. Bearspaw	Kaskitayo	89	6.0%
7. La Perle	W.J.P.	82	5.5%
8. Dunluce	Castle Downs	65	4.4%
9. Rhatigan Ridge	Riverbend	57	3.8%
10. Blue Quill	Kaskitayo	57	3.8%

*B.P. = Building Permits

West Jasper Place has four of the ten leading neighbourhoods for building permits issued in 1985. Together these four areas make up 81% of all building permits issued in West Jasper Place and 30% of the total number of single family building permits issued to all ASP areas.

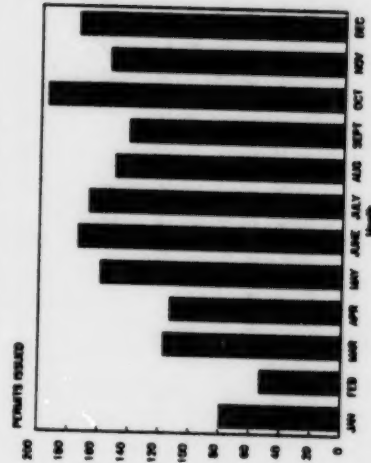
When West Jasper Place and the Riverbend neighbourhoods are combined, these six areas comprise almost 40% of all single family building permits issued to ASP areas in 1985.

Together, the top ten neighbourhoods captured 61% of the total number of single family building permits issued to ASP areas in 1985.

Seasonal Building Permit Activity

Figure 5-8 shows the seasonal building permit activity in ASP areas. The first quarter of the year is usually a slow start for most developers, but the spring and summer months showed a steady increase in building permits issued, as shown by June (174 permits) which carried through the summer and fall months. Surprisingly, October had the largest number of building permits issued (195), probably due to anticipation of the year end by many developers and the continuing lower mortgage rates.

FIGURE 5-8 BUILDING PERMITS ISSUED IN ASP AREAS, JANUARY-DECEMBER, 1985



Building Permit Distribution, 1981-1985

As shown in Figure 5-9, building permit activity has decreased substantially over the 1981-1985 period, with development activity shifting from Mill Woods and Clareview to West Jasper Place, Riverbend and Kaskitayo. Figure 5-10 illustrates the percentage breakdown by building permit activity for 1981, 1983 and 1985.

Of the 7,146 residential building permits issued in 1981, Mill Woods and Clareview were the leading ASP areas accounting for 37% (2,613 permits) and 20% (1,432 permits) respectively. West Jasper Place had 17% (1,217 permits) of the total permits issued, followed by Castle Downs with 10% (748 permits), while all other ASP areas had a total of 16%.

By 1983, the total number of residential building permits issued had decreased to 2,345 permits. Development started to shift away from Mill Woods and Clareview to West Jasper Place, which accounted for 37% (866 permits) of all permits issued. Mill Woods had decreased to 16% (365 permits) followed by the Lake District with 14% (327 permits), Kaskitayo with 10% (229 permits), while all other ASP areas accounted for 23% of the total permits issued.

The shift of development to the west and southwest continued in 1985 with 63% (995 permits) of all permits issued being in West Jasper Place (535 permits), Riverbend (240 permits) and Kaskitayo (220 permits). Eight of the ten leading neighbourhoods for single family building permits issued are in the three west and southwest ASP areas.

FIGURE 5-9 RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMITS, 1981-1985

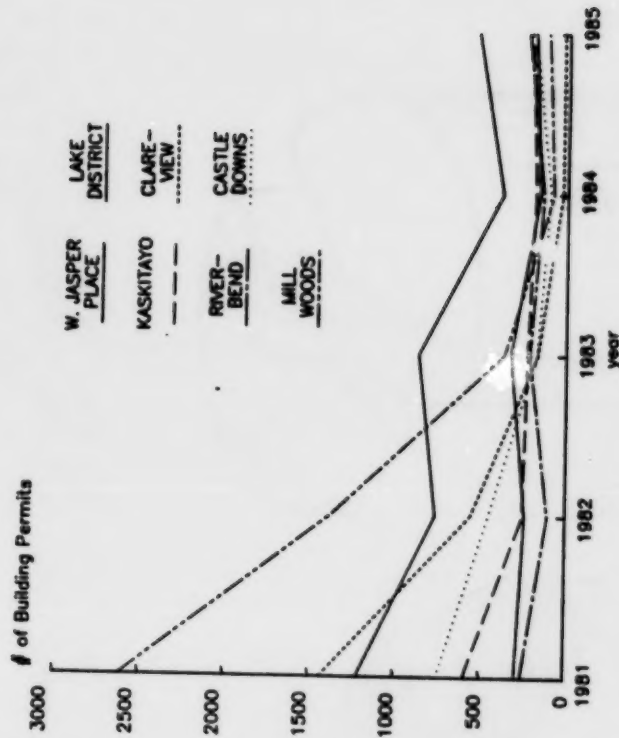
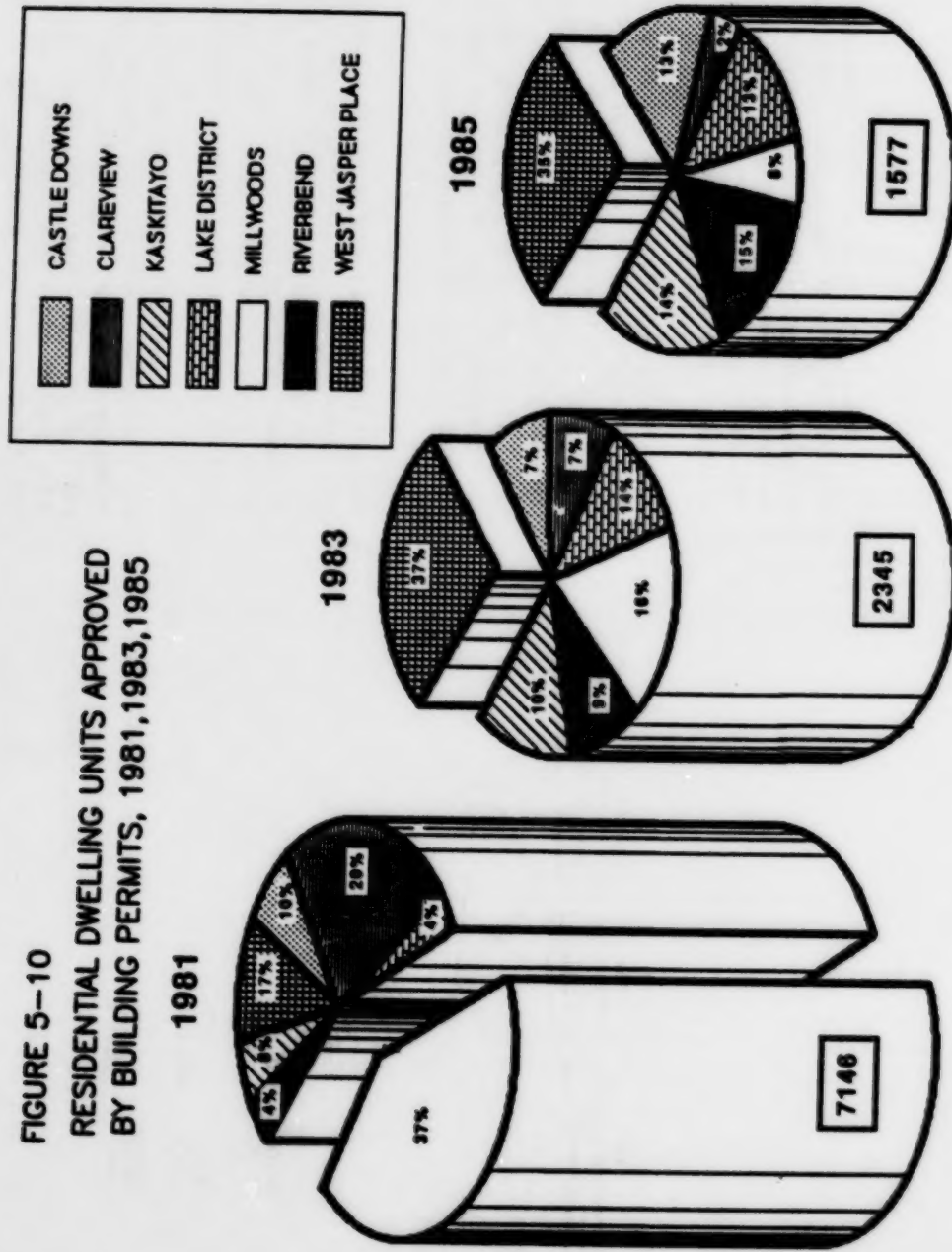


FIGURE 5-10
RESIDENTIAL DWELLING UNITS APPROVED
BY BUILDING PERMITS, 1981, 1983, 1985



T A B L E 5 - 6
Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1983 to 1985
(Measured in Potential Dwelling Units)

	1983				1984				1985			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	140	33	-	173	102	23	-	125	148	56	-	204
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	114	55	-	169	30	-	-	30	30	-	-	30
Kaskitayo	229	-	-	229	189	-	-	189	188	32	-	220
Lake District	327	-	-	327	162	-	-	162	198	-	-	198
The Meadows	-	-	-	-	15	-	-	15	22	-	-	22
Mill Woods	300	65	-	365	82	42	-	124	123	-	-	123
The Palisades	-	-	-	-	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	215	1	-	216	141	-	-	141	238	2	-	240
Twin Brooks	-	-	-	-	-	-	-	-	-	-	-	-
West Jasper Place Grange	670	196	-	866	379	28	-	407	535	-	-	535
Area Structure Plan Area Total	1,995	350	-	2,345	1,100	93	-	1,193	*1,482	90	-	1,572
Built-Up Area of City Total	541	153	987	1,681	197	-	117	314	370	1	60	431
City of Edmonton TOTAL	2,536	503	987	4,026	1,297	93	117	1,507	1,852	91	60	2,003

SOURCE: City of Edmonton Planning and Building Department
 *91 Building Permits have not been included which are released permits to previously counted lots.

5.7 Building Permit Housing Stock in the Area Structure Plan Areas

Single family units comprise 53% (34,890) of the total housing stock in the ASP areas, while row units makeup 26% (16,863) and apartments comprise 21% (13,411).

Overall Mill Woods has the largest share with 30% (19,353) of the present housing stock followed by West Jasper Place with 22% (14,253), Clareview, Hermitage, Steele Heights with 15% (9,826), Castle Downs with 14% (9,178), Kaskitayo with 12% (7,804), Riverbend with 5% (3,483) and Lake District at 2% (1,209). The Meadows and the Grange have very little housing at this time.

In single family and semi-detached dwellings Mill Woods is the leader with 36% (12,535) of the housing stock. This percentage is twice as great as West Jasper Place, the second leading area with the largest total of single family stock at 18% (6,183), followed by Castle Downs with 17% (5,763), Clareview, Hermitage, Steele Heights at 12% (4,036), Kaskitayo at 9% (3,129), Riverbend at 6% (2,078) and Lake District at 3% (1,108).

The largest amount of row housing stock is found in Mill Woods with 28% (4,658), but West Jasper Place also has significant amount with 27% (4,504) followed by Clareview, Hermitage, Steele Heights at 18.5% (3,122), Castle Downs with 12% (2,092), Kaskitayo at 11% (1,902), Riverbend at 3% (484) and Lake District at .5% (101).

Ranking of the ASP areas changes when apartments are examined because West Jasper Place becomes the leader with 27% (3,566) of the present apartment stock, followed by Kaskitayo with 20.5% (2,773), Clareview, Hermitage, Steele Heights with 20% (2,668), Mill Woods with 16% (2,160), Castle Downs with 10% (1,323) and Riverbend with 7% (921). The housing stock in 1985 has grown by 3% over 1984 (63,440) and 5% since 1983 (62,095).

TABLE 5-7
Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1986

Area Structure Plan Areas	No. Row %	Single Family and Semi-Detached Units	No. Row %	Row Housing Units	No. Row %	Apartment Units	Total Units
Castle Downs	5,763 (63%)	2,892 (23%)	1,323 (14%)	9,178 (100%)			
Castle Downs Extension	-	-	-	-			
Clareview, Hermitage	4,036 (41%)	2,122 (32%)	2,668 (27%)	8,826 (100%)			
Steele Heights	3,129 (40%)	1,992 (24%)	2,773 (36%)	7,904 (100%)			
Kaskitayo	1,108 (92%)	181 (8%)	-	1,289 (100%)			
Lake District	58 (100%)	-	-	58 (100%)			
The Meadows	17,338 (65%)	4,658 (24%)	2,160 (11%)	19,353 (100%)			
Mill Woods	-	-	-	-			
The Pallades	-	-	-	-			
Pilot Sound	-	-	-	-			
Riverbend	2,078 (60%)	484 (14%)	921 (26%)	3,483 (100%)			
Twin Brooks	-	-	-	-			
West Jasper Place	6,183 (43%)	4,504 (32%)	3,566 (25%)	14,253 (100%)			
Grange	-	-	-	-			
ASP AREAS TOTAL	34,890 (53%)	16,863 (26%)	13,411 (21%)	65,164 (100%)			

Sources: City of Edmonton Planning and Building Department

5.8 Redistrictings

The intensity with which residential land is developed is of immediate concern to the Corporation. Municipal services are designed to accommodate a specific number of people. Too many people and the quality of the service suffers; too few and providing the service becomes uneconomical.

There were 334 RF1 potential dwelling units created as a result of redistrictings in 1985. These changes resulted from developers wanting to increase the size of existing residential lots or the development of agricultural land into residential uses.

The largest number of potential dwelling units (192 pdu) were created when agricultural AGU land was converted to residential RF1 properties. Dechene in West Jasper Place had 124 RF1 pdu created or 35% of the total residential lots created from agricultural land in this area. Lake District had an area redistricted in Lago Lindo to 51 RF1 pdu and 7 RF1 pdu was created in Mayllewan while Riverbend's Ogilvie Ridge had 11 RF1 pdu created.

The continuing applications for redistrictings by developers of smaller residential lots into larger residential lot sizes is shown by redistrictings in Kaskitayo's Yellowbird subdivision where 101 RPL pdu were converted into 73 RF1 pdu and Bears paw had 29 RF4 pdu changed to 10 RF1 pdu.

The largest number of redistricting applications in ASP areas during 1985 came from the conversion of RF5 row unit lots to RF1 single family lots.

A major change in Riverbend's Ogilvie Ridge resulted in the loss of 93 RF5 pdu changed to 32 RF1 pdu. Lago Lindo in the Lake District had three separate areas where a total of 49 RF5 pdu was converted into 25 RF1 pdu. Finally, Beaumaris in Castle Downs had 25 RF5 pdu changed to 8 RF1 pdu.

In total, there was a loss of 167 RF5 pdu resulting in the creation of 66 RF1 pdu.

As described above, a majority of the redistricting activity has occurred in West Jasper Place, Riverbend and Kaskitayo in 1985. This activity supports the move towards development in the West and Southwestern sectors of the city over the past few years.

6. CITY OWNED RESIDENTIAL LAND

6.1 Supply of City Owned Raw Land

The City owns 369.9 hectares of raw land designated for residential uses (Table 6-1) down 17.5% from 1984. This large decrease was due to the city selling off 57.4 hectares in Riverbend during 1985.

TABLE 6-1

City-Owned Raw Land In Area Structure Plan Areas, December, 1985

	Hectares
Steele Heights	16.4
Lake District	87.3
The Meadows	104.4
Mill Woods (Burnewood)	59.1
Pilot Sound	85.4
West Jasper Place	17.3
TOTAL City-Owned Raw Land in ASP Areas	369.9

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 6-4 applies here as well.

TABLE 6-2
Supply of City-Owned Vacant Subdivided Residential Land
(Serviced and Unserviced) in Area Structure Plan Areas 1983-1985
(measured by potential dwelling units)

	1983			1984			1985		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,835	8,185	10,020	1,723	8,160	9,883	1,547	7,350	8,897

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.3 Servicing Program for City Owned Lots

There were only 8 single family lots serviced in 1985.

TABLE 6-3
Annual Residential Servicing Activity for City-Owned Land, 1983-1985
(Measured in Potential Dwelling Units)

	1983				1984				1985			
	Single, Row Duplex Units	Row Apart. Units	Total Units	Single, Row Duplex Units	Row Apart. Units	Total Units	Single, Row Duplex Units	Row Apart. Units	Single, Row Duplex Units	Row Apart. Units	Total Units	Single, Row Duplex Units
Mill Woods Other Plan Areas	12	-	-	12	NO ACTIVITY	-	-	-	-	-	-	-
Total Combined Plan Areas	12	-	-	12	-	-	-	-	-	-	-	-

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.4 City Owned Serviced Residential Land

Through the Real Estate and Supply Services Department, the City of Edmonton owns 1,547 vacant, serviced single family lots. It also owns vacant, serviced land with a development potential of 7,358 multi family (row and apartment) units (Table 6-4). Most of these lots are in Mill Woods.

TABLE 6-4
Supply of City-Owned Vacant Serviced Residential Land
in Area Servicing Plan Areas 1983-1985
(Measured in Potential Dwelling Units)

	1983			1984			1985		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,526	5,186	16,698	1,722	6,168	9,882	1,547	7,358	8,905

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.5 Sales of City Owned Residential Lots

The City sold 187 single family lots and multi family land with a development potential of 34 dwelling units in 1985 up 61% from 1984 (Table 6-5).

TABLE 6-5
City-Owned Land Sold For Residential Development* 1983-1985
(Measured in Potential Dwelling Units)

	1983			1984			1985		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	80	300	387	58	-	58	65	17	82
Other Plan Areas	28	35	63	34	25	79	122	17	139
Total Combined Plan Areas	118	344	468	112	25	137	187	34	221

SOURCE: City of Edmonton Real Estate and Supply Services Department

